

1-1-74

K-35555 77533

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. M79 Page

27877

KNOW ALL MEN BY THESE PRESENTS, That Tim M. Amuchastegui and Cecelia M. Amuchastegui, husband and wife, hereby and jointly and severally, do hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property with the tenements, hereditaments and appurtenances, thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 4 in Block 50 of Hot Springs Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject, however, to the following:

1. Taxes for the year 1979-1980 are now a lien but not yet payable.
2. Assessments and charges of the City of Klamath Falls for monthly water and/or sewer service.
3. Reservations and restrictions contained in deed from Klamath Development Company to C.P. McCabe, dated March 10, 1913, recorded September 8, 1928, in Volume 82 page 243, Deed Records of Klamath County, Oregon, as follows: "...Grantee hereby agrees that no dwelling under \$3,000.00 shall be erected unless the plans are agreed to with the grantor. (For continuation of this document, see reverse side of this deed.)"

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed.

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$74,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 30 day of October, 1979; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

Tim M. Amuchastegui  
Cecelia M. Amuchastegui

STATE OF OREGON,

County of Klamath

October 11-30, 1979

Personally appeared the above named Tim M. Amuchastegui and Cecelia M. Amuchastegui, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 8-5-83

STATE OF OREGON, County of \_\_\_\_\_) ss.

Personally appeared \_\_\_\_\_ and \_\_\_\_\_

who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of \_\_\_\_\_

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

M. & Mrs. Harvey W. Houston  
1015 Pacific Terrace  
K. Falls

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

1st Federal

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_) ss.

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number \_\_\_\_\_.  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.

Recording Officer

By \_\_\_\_\_ Deputy

Also, no building shall be erected within 30 feet of the Pacific Terrace and no fence or wall shall be erected at a greater height than 4 feet, and at any point shall not be erected within 30 feet of said Pacific Terrace.

4. Trust Deed, including the terms and provisions thereof, executed by Tim M. Amuchastegui and Cecilia M. Amuchastegui husband and wife, as grantors, to William Sisemore, as trustee, for Klamath First Federal Savings and Loan Association, a corporation, as beneficiary, dated August 31, 1978, recorded October 10, 1978, Volume M78, page 22585, Mortgage Records of Klamath County, Oregon, to secure the payment of \$54,000.00, which Grantees herein agree to assume and pay, the unpaid principal balance of which is \$54,011.86 with interest paid to November 1, 1979.

1. Taxes for the year 1979-1980 are now a lien but not a claim against the City of Klamath Falls for monthly  
2. Assessments and charges of the City of Klamath Falls for monthly  
water and/or sewer service.  
3. Reservations and restrictions contained in deed from Klamath  
Development Company, Inc., Vol. 10, page 213, recorded  
September 2, 1978 in Vol. 82, page 213, Deed Records of Klamath County,  
Oregon, as follows:  
"The above described premises are to be used for no dwelling under  
\$3,000.00 and to be used for the purpose of a dwelling under \$3,000.00  
(For continuation of this document, see reverse side of this deed.)"
- recorded in Vol. 1479 of Deeds on Page 27877

is lawfully seized in fee simple of the above \$7000.00 Fee  
of record as of the date of this deed and those apparent upon the land,  
it shall be of the date of this deed,  
By Bernetha J. Nichols Wm D MILNE County Clerk  
except as noted  
and the  
the heirs and their assigns that grantor

order of its board of directors  
it a corporate grantor, it has caused its name to be signed and seal affixed by its officers duly authorized thereto.  
In Witness Whereof, the grantor has executed this instrument this 20 day of November, 1939.  
In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.  
The true and actual consideration paid for this transfer stated in terms of dollars is \$75000.00  
and demands of all persons whomsoever, except those claiming under the above described circumstances.  
Grantor will warrant and forever defend the said premises and every part and parcel thereof against the claims and demands of all persons whomsoever, except those claiming under the above described circumstances.

4-33392001  
It is assumed by a Commissioner

My commission expires \_\_\_\_\_  
Notary Public for Oregon  
STATE OF OREGON, County of \_\_\_\_\_  
Personally appeared \_\_\_\_\_  
each for himself and not one for the other, did say that the latter is a \_\_\_\_\_  
secretary of \_\_\_\_\_  
and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in full of said corporation by authority of its board of directors and each of them acknowledged said instrument to be his voluntary act and deed.  
Before me,  
\_\_\_\_\_ Official (SEAL)  
Notary Public for Oregon

My commission expires \_\_\_\_\_  
Notary Public for Oregon  
STATE OF OREGON, County of \_\_\_\_\_  
Personally appeared the above named \_\_\_\_\_  
Amnastegout husband and \_\_\_\_\_  
and they declared the foregoing instrument to be their voluntary act and deed.

STATE OF OREGON, County of \_\_\_\_\_  
October 17, 1906  
} ss.  
}

STATE OF OREGON, County of \_\_\_\_\_  
October 17, 1906  
} ss.  
}

COUNTY OF OREGON. I certify that the within instrument was received for record on _____ day of _____ at _____ o'clock P.M., and recorded on page _____ of book _____ file/leaf number _____. Record of Deeds of said county. Witness my hand and seal County-clerk.		CHARTERED NAME AND ADDRESS  <hr/> CHARTERED NAME AND ADDRESS  <hr/> After recording return to <i>Mr. Wm. H. Brown</i> <i>100 Taylor Street</i> <i>Portland, Ore.</i> <hr/> CHARTERED NAME AND ADDRESS <hr/> Until a change is requested all statements shall be sent to the following address: <hr/> <hr/> <hr/> RECEIVED JUL 10 1903	
By _____	Recording Of _____		